



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

November 19, 2014 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF NOVEMBER 19, 2014

A meeting of the City of Charleston Planning Commission will be held beginning at **3:30 p.m., on Wednesday, November 19, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

THE FOLLOWING ITEMS WILL BE CONSIDERED BEGINNING AT 3:30 P.M.:

DEVELOPMENT AGREEMENT AMENDMENTS

- 1. West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054 –** approx. 298.0 ac. Request approval to amend the Development Agreement between the City of Charleston and HPH Properties, LP.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
- 2. Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006 –** approx. 1,220.94 ac. Request approval to amend the Development Agreement between the City of Charleston and Long Savannah Plantation, LLC.
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP
Applicant: Long Savannah Land Company

PLANNED UNIT DEVELOPMENT AMENDMENTS

- 1. West Bridge Rd (Long Savannah-HPH - West Ashley) TMS# 3010000043, 042, 033, 057 & 054 –** approx. 298.0 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
- 2. Bear Swamp Rd (Long Savannah Plantation - West Ashley) TMS# 3010000006 –** approx. 1,220.94 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP
Applicant: Long Savannah Land Company

REZONINGS

1. **193 Jackson St (East Side - Peninsula) TMS# 4590501047 (a portion)** – approx. 0.224 ac. Request rezoning from Diverse Residential (DR-2) to Limited Business (LB).
Owner: Sam Gilchrist, Jr
Applicant: Middle Street Partners
2. **617 Blitchridge Rd (West Ashley) TMS# 3500500027** – 0.55 ac. Request rezoning from Single-Family Residential (SR-1) to Commercial Transitional (CT).
Owner: BIS Building LLC
Applicant: Elizabeth Hall
3. **Heriot St, Braswell St & Milford St (Magnolia - Peninsula) TMS# 4640000012, 025, 026, 028, 029, 030, 039 & 040; 4641300008, 011, 012, 013 & 023; 4660000016, 017, 018, 019, 028 through 037, 044, 046, 049, & 051** – 181.58 ac. Request rezoning from Gathering Place (GP), Heavy Industrial (HI), Single-Family Residential (SR-1) & Conservation (C) to Planned Unit Development (PUD).
Owner: Ashley I LLC and Ashley II of Charleston LLC
Applicant: Ashley River Investors, LLC

SUBDIVISION

1. **Bradham Road (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development

ZONINGS

1. **711 Savage Rd (West Ashley) TMS# 3100300061** – 3.17 ac. Request zoning of Single Family Residential (SR-4). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Macedonia AME Church
2. **3130 Maybank Hwy (Johns Island) TMS# 3130000022** – 0.34 ac. Request zoning of General Business (GB). Zoned Community Commercial (CC) in Charleston County.
Owner: Carolina Resort Properties LLC

PLAN AMENDMENT

1. Request approval to amend The Charleston Downtown Plan, adopted by Charleston City Council on November 23, 1999, related to land use recommendations in the midtown area of the peninsula.
Contact: Christopher Morgan, Planning Division Director

THE FOLLOWING ITEMS WILL BE CONSIDERED NO EARLIER THAN 6:00 P.M.:

REZONINGS

- 4. 580 Savannah Hwy (West Ashley) TMS# 4210300178** – 0.20 ac. Request rezoning to be included in the Savannah Hwy Overlay (SH).
Owner: EMT Properties, LLC - Edward M. Terry
Applicant: Joshua Craig
- 5. Shelby Ray Court (Harmony – West Ashley) TMS# 3060000003** – approx. 166.3 ac. Request rezoning from Single-Family Residential (SR-1) to Planned Unit Development (PUD).
Owner: Whitfield Construction Company
Applicant: D.R. Horton

ZONING

- 3. 546 Riverbend Trail & Hwy 41 (Cainhoy) TMS# 2630004001** – 70.37 ac. Request zoning of Planned Unit Development (PUD). Zoned Manufactured Residential (R-2) in Berkeley County.
Owner: Past Time Amusement Company

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

- 1. Henry Tecklenburg Drive (West Ashley) TMS# 3090000262.** 4.0 ac. 4 lots. PUD. Preliminary plat pending approval.
- 2. Ricefield Extension at Carolina Bay (West Ashley) TMS# 3070000009.** 93.49 ac. 169 lots. SR-6. Preliminary plat pending approval.
- 3. Rivers Point Townhomes (James Island) TMS# 4250700179.** 1.3 ac. 16 lots. GB. Preliminary plat pending approval.
- 4. Parcel J, Phase 1 (Daniel Island) TMS# 2750000112.** 2.18 ac. 2 lots. DI-GO. Preliminary plat pending approval.
- 5. Parcel X, Phase 4 (Daniel Island) TMS# 2750000117.** 2.46 ac. 4 lots. DI-R. Preliminary plat pending approval.
- 6. Bees Ferry Road (West Ashley) TMS# 3010000049.** 11.49 ac. 2 lots. GB. Preliminary plat pending approval.
- 7. 2 Ashton Street (Peninsula) TMS# 4580102063.** 0.12 ac. 2 lots. DR-2F. Preliminary plat approved.

8. **334 Meeting Street (Peninsula)** TMS# 4591303022. 2.18 ac. 2 lots. GB. Preliminary plat pending approval.
9. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Preliminary plat pending approval.
10. **267-273 East Bay Street (Peninsula)** TMS# 4580501071. 0.62 ac. 2 lots. LB. Preliminary plat pending approval.
11. **1965 Camp Road (James Island)** TMS# 3370000085. 2.79 ac. 4 lots. DR-6. Preliminary plat pending approval.
12. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Preliminary plat pending approval.
13. **Bolton's Landing, Parcels 6A-1 & 6A-2 (West Ashley)** TMS# 2860000003. 31.06 ac. 2 lots. SR-1(ND). Preliminary plat approved.

ROAD CONSTRUCTION PLANS

1. **Theresa Drive (James Island)** TMS# 4241000030, 031, 058. 0.55 ac. 8 lots. STR. Road construction plans pending approval.
2. **Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011. 21.25 ac. 54 lots. DI-R. Road construction plans pending approval.
3. **Carolina Bay, Phases 8C & 8D (West Ashley)** TMS# 3070000100. 13.59 ac. 78 lots. PUD. Road construction plans pending approval.
4. **Ricefield Extension at Carolina Bay (West Ashley)** TMS# 3070000009. 93.49 ac. 169 lots. SR-6. Road construction plans under review.
5. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.81 ac. 44 lots. DR-9. Road construction plans under review.
6. **Parcel J, Phase 1 (Daniel Island)** TMS# 2750000112. 2.18 ac. 2 lots. DI-GO. Road construction plans under review.
7. **Parcel X, Phase 4 (Daniel Island)** TMS# 2750000117. 2.46 ac. 4 lots. DI-R. Road construction plans pending approval.
8. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans under review.
9. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

November 19, 2014

**Development Agreement Amendments 1-2 &
Planned Unit Development Amendments 1-2 :**

Long Savannah (West Ashley)

BACKGROUND

The applicant is requesting major amendments to the existing Long Savannah Development Agreements and Planned Unit Development (PUD) guidelines and Master Plans. The original plans were adopted by City Council in 2008 and have not been amended since that time.

The original Development Agreements and PUD plans were adopted in a different economic climate and changes are being proposed to make the Long Savannah project feasible in today's economy. Notable changes include adjustments to the requirements and incentives for affordable/workforce housing, changes to the phasing of the infrastructure and residential construction, amendments to the design guidelines, and changes to the approvals process.

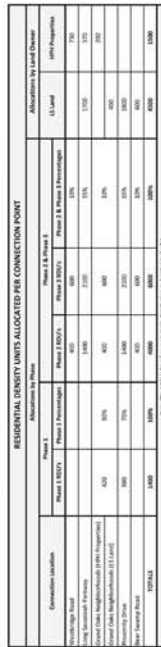
Proposed changes to the PUD will be outlined in full during the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL FOR EACH ITEM WITH POTENTIAL CONDITIONS TO BE DISCUSSED DURING THE MEETING

SW SEAMONWHITESIDE

13 June, 2014



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Rezoning 1 :

193 Jackson St (East Side - Peninsula)

BACKGROUND

The applicant is requesting rezoning from Diverse Residential (DR-2) to Limited Business (LB) for a portion of the property (the residual property is pending rezoning to Mixed Use Workforce Housing – MU-2/WH). The property is located on Jackson Street between Meeting Street and Nassau Street in downtown Charleston. Surrounding zonings include General Business (GB), Mixed-Use/Workforce Housing (pending final rezoning approval) and DR-2.

The subject property contains 4 historic “cottages” that have been vacant and in need of renovation for some time. The owners of the adjacent proposed (MU-2/WH) development wish to acquire the cottages and renovate/preserve them as part of the overall development plan for this block.

Surrounding uses vary widely as there is a blend of historic and more recent uses and buildings along with vacant lots or buildings considered candidates for redevelopment. Existing surrounding uses include the Charleston Housing Authority Headquarters, an early childhood education center, the old Copleston's Cleaners building, single and multi-family homes, a bar/club, and the former site of the old Cooper River Bridges (across Lee Street).

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban**. The Urban district is one of the densest, most mixed-use portions of the City and occurs mostly on the peninsula. The area of the peninsula surrounding the subject properties consists of a wide variety of urban uses and building types and significant potential for urban infill. Because the LB zone district allows both residential and commercial uses, the proposed zoning is appropriate for this property.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

193 Jackson St (East Side - Peninsula)

TMS# 4590501047 (a portion)

approx. 0.202 ac.

Request rezoning from Diverse Residential (DR-2)
to Limited Business (LB)

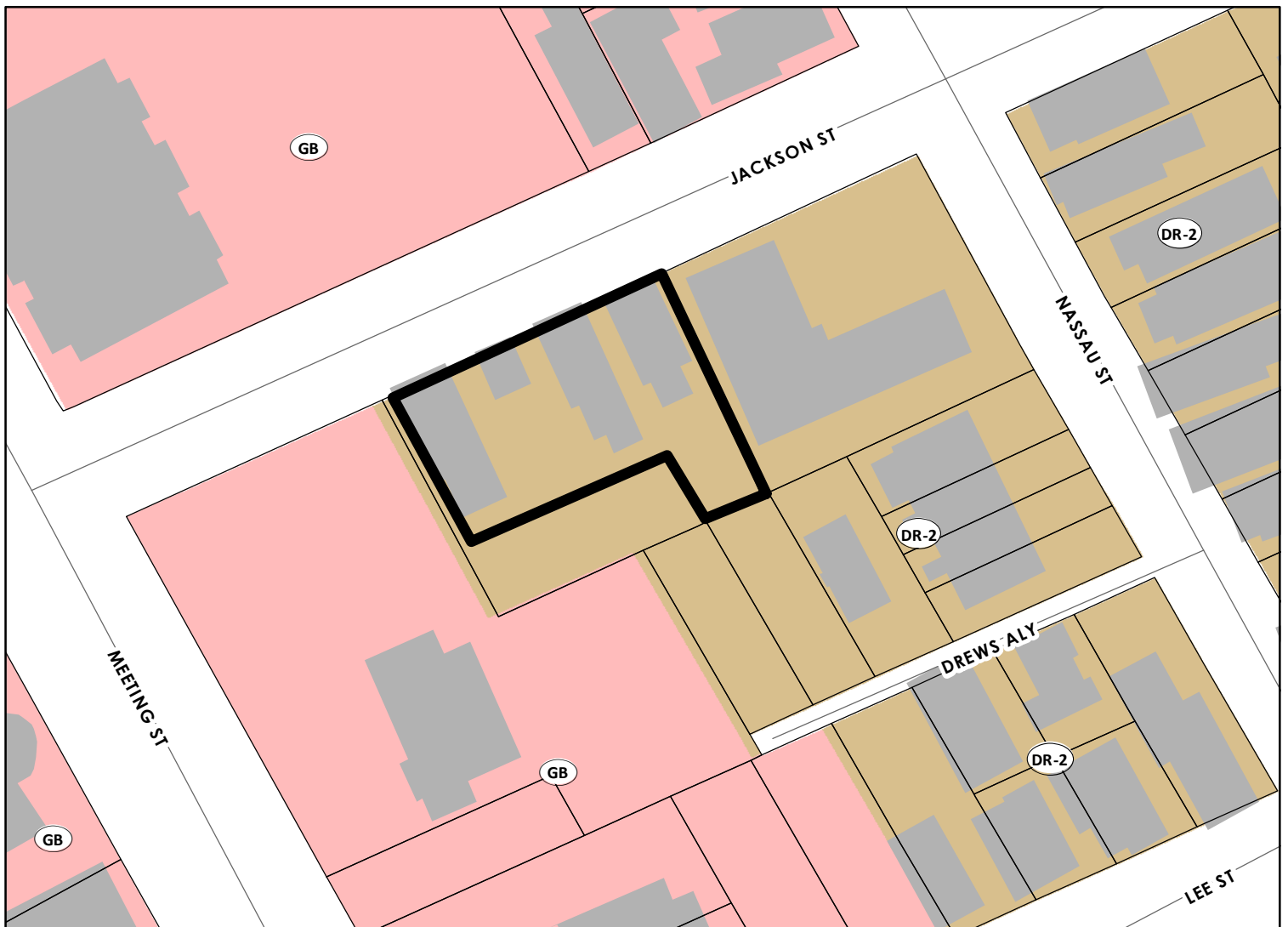
Owner: Sam Gilchrist, Jr

Applicant: Middle Street Partners LLC

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Rezoning 2 :

**617 Blitchridge Rd
(West Ashley)**

BACKGROUND

The applicant is requesting rezoning from Single-Family Residential (SR-1) to Commercial Transitional (CT). The property, located on the northwestern corner Blitchridge Road and 1st Drive (one block off Savannah Highway), contains a one-story residential building and a detached garage. Surrounding zonings in the City include General Business (GB) across the street and Single-Family Residential (SR-1) on two sides. Surrounding zonings in Charleston County include Commercial Transitional (CT) across the street, Office Residential (OR) nearby, Community Commercial (CC) nearby and Single-Family Residential (R-4). Surrounding uses include offices, retail, restaurants and residential.

The first block of Blitchridge Road north of Savannah Highway has a variety of commercial uses then transitions to a residential neighborhood. There are several residential offices in the area of transition from commercial to exclusively residential. The proposed use for the property falls under civic/social/fraternal associations in the zoning code and is allowed under the CT zoning district. The proposed CT zoning would allow limited types of commercial uses with limited hours of operation, size and restrictions on outdoor activities.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages compatible uses within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Suburban**. Areas designated as such in the plan are typified by mostly residential uses but with a variety of other compatible uses. Given the plan's recommendation and the existing pattern of office, residential and other uses in this area, the requested CT zoning is compatible with the surrounding neighborhood.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

617 Blitchridge Rd (West Ashley)

TMS# 3500500027

0.55 ac.

Request rezoning from Single-Family Residential (SR-1)
to Commercial Transitional (CT).

Owner: BIS Building LLC
Applicant: Elizabeth Hall

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Rezoning 3 :

Heriot St, Braswell St & Milford St (Magnolia - Peninsula)

BACKGROUND

The applicant is requesting rezoning from Gathering Place (GP), Heavy Industrial (HI), Single-Family Residential (SR-1) & Conservation (C) to Planned Unit Development (PUD). The subject properties are part of the Magnolia Plan that was adopted in 2008 when the area was mainly rezoned to Gathering Place (GP) zoning. Prior to approving the current GP zoning, the City of Charleston adopted a plan specific to the Neck area of the peninsula. This plan calls for a mix of uses on the Ashley River side of Interstate 526.

Decades ago, much of the property was occupied by industrial uses that left brownfield sites and became more recently used for trucking, storage or left unused. Beginning in the early 2000s, the land was assembled by one developer and a clean-up process initiated. Most of the clean-up process has been completed. The project was stalled due to the economic climate in the late 2000s and a new owner is proposing new development plan. To make the new plan feasible, the developer is requesting the rezoning to PUD to gain flexibility in design, use and process.

The proposed PUD includes an overall reduction in proposed residential units (4,400 to 3,500 units), a reduction in overall volume of office and retail space, and a reduction in accommodations units (900 to 690 rooms).

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** encourages appropriate infill development within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core district is the densest, most mixed-use portion of the City and occurs on the peninsula. The area of the Peninsula and Neck area surrounding the subject properties is considered ripe for infill and redevelopment and will absorb some of the projected growth occurring on the peninsula and elsewhere in the City. Given the previous planning that has occurred and the need for redevelopment, the proposed PUD is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH POTENTIAL CONDITIONS TO BE DISCUSSED DURING THE MEETING

Rezoning 3

Heriot St, Braswell St & Milford St (Magnolia - Peninsula)

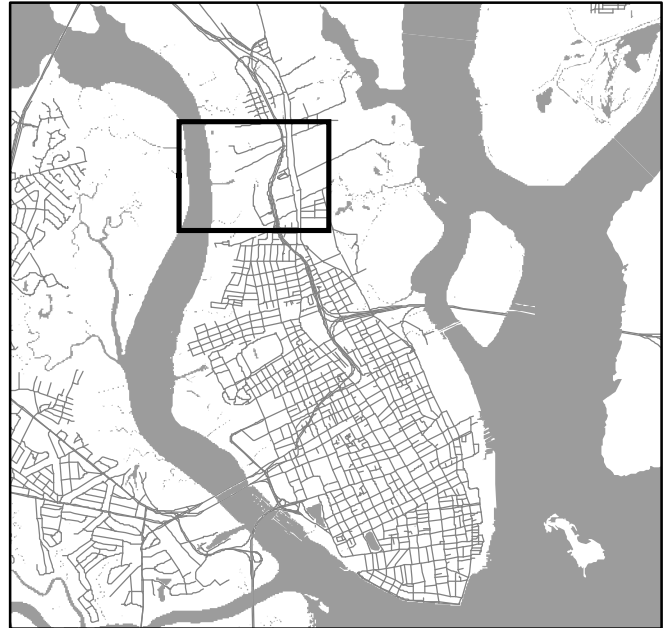
TMS# 4640000012, 025, 026, 028, 029, 030, 039 & 040;
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181.58 ac.

Request rezoning from Gathering Place (GP),
Heavy Industrial (HI), Single-Family Residential (SR-1)
& Conservation (C) to Planned Unit Development (PUD).

Owner: Ashley I LLC and Ashley II of Charleston LLC
Applicant: Ashley River Investors, LLC

Area



Location

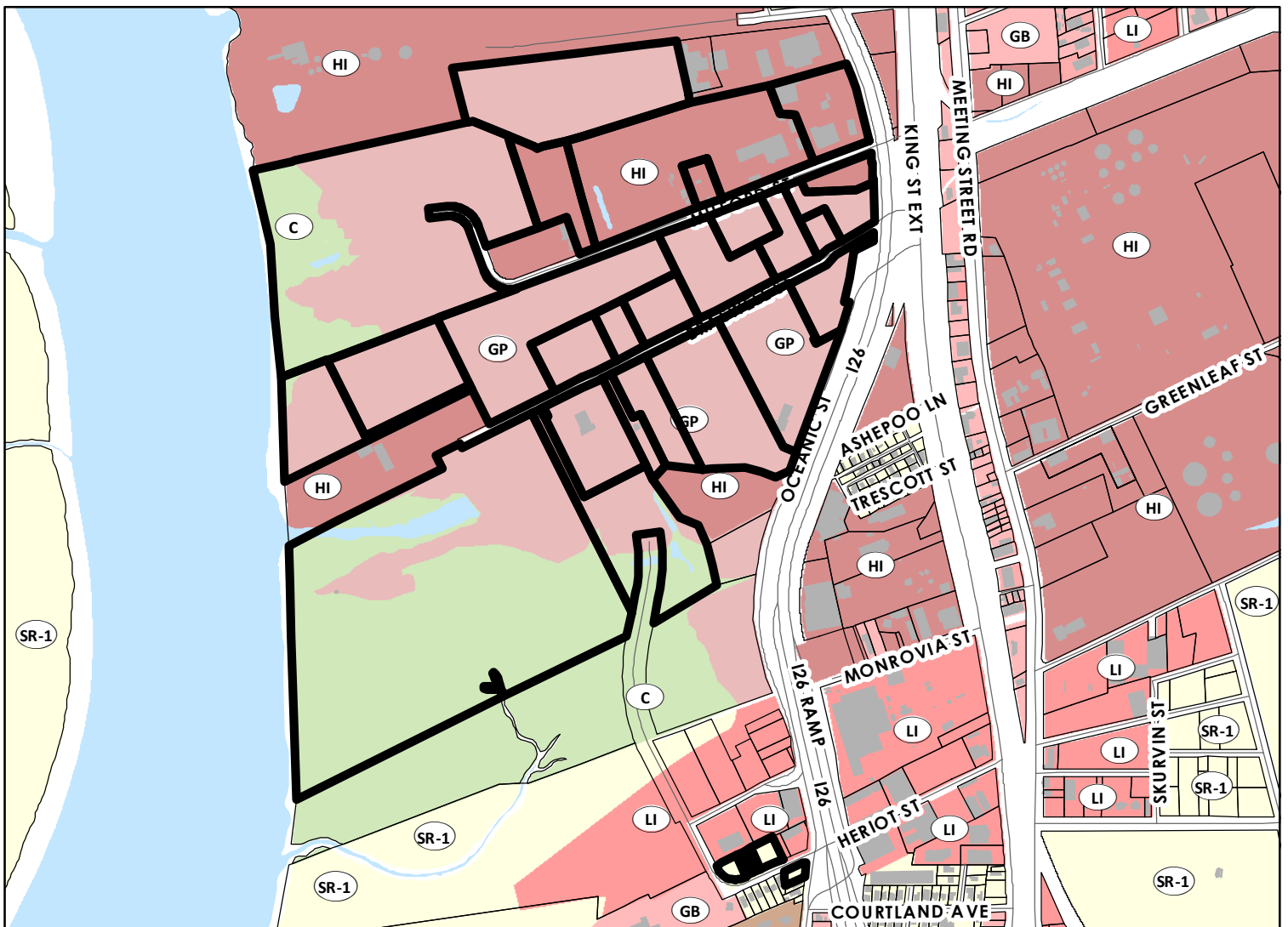


FIGURE 1: CONCEPTUAL LAND USE PLAN



**CITY OF CHARLESTON
PLANNING COMMISSION**

November 19, 2014

Subdivision 1:

**Bradham Road
(Bradham Acres - James Island)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 25.03 acres on Bradham Road off Riverland Drive on James Island. This project consists of a subdivision to create 12 lots for detached single-family residences and an HOA-maintained open space area. The existing Bradham Road right-of-way will be extended as part of the proposed subdivision and all new parcels will be accessed from the Bradham Road right-of-way. The lot sizes are all slightly larger than 6,000 square feet, which is the minimum lot size in this zone district. The property contains wooded, open, and pond areas. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Single-Family Residential (SR-2). The surrounding area includes Single-Family Residential and undeveloped properties.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Bradham Road (Bradham Acres – James Island)

TMS# 3410000032

25.03 ac.

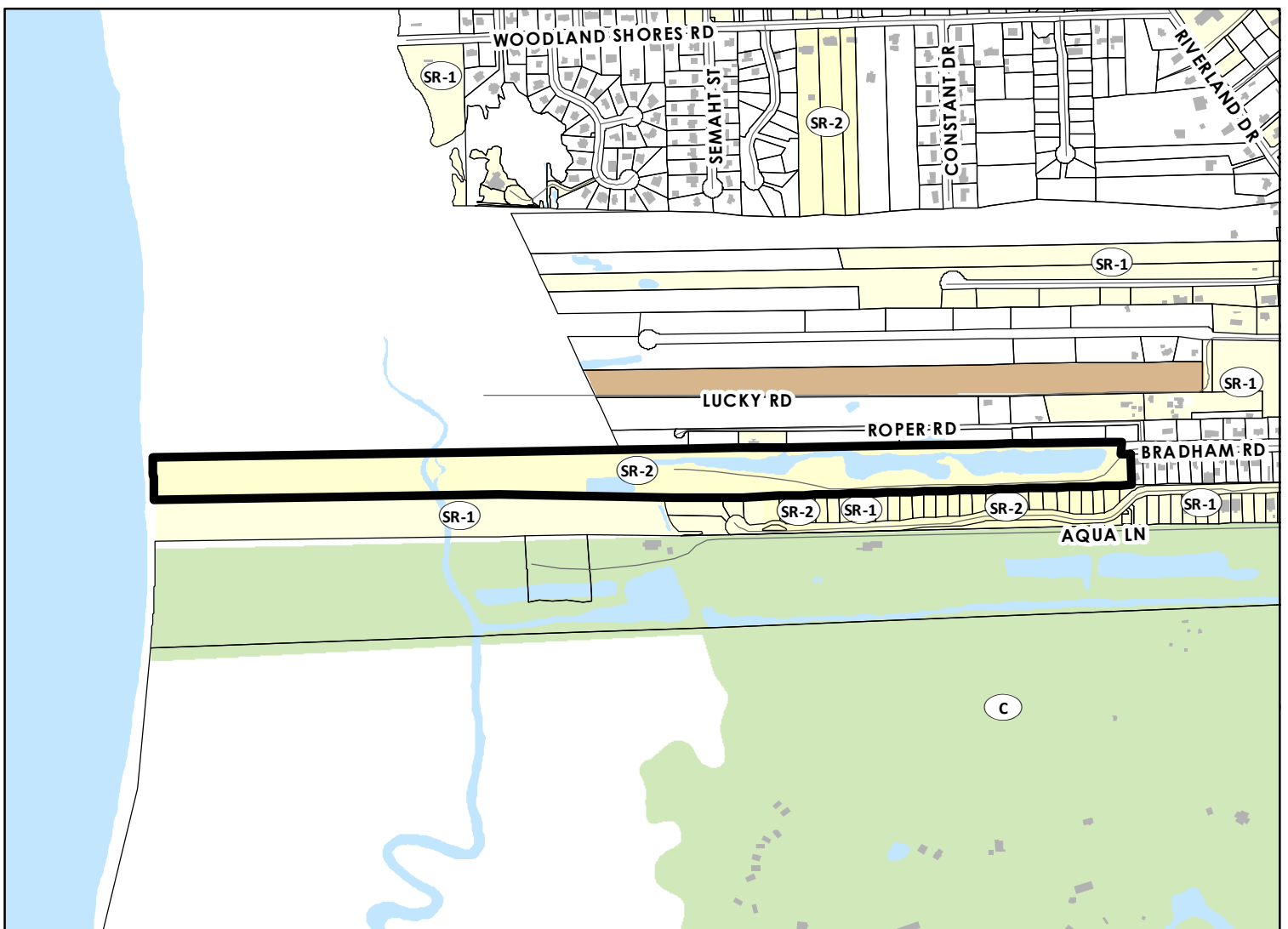
Request subdivision concept plan approval.
Zoned Single-Family Residential (SR-2).

Owner: TCH Bradham, LLC
Applicant: Lowcountry Land Development
Kevin Coffey

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Zonings 1 and 2 :

Recently Annexed Properties in West Ashley & Johns Island

BACKGROUND

The following zoning items are located in **West Ashley** and **Johns Island** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	711 Savage Rd	3.17	Vacant/Future Church	R-4	SR-4
2.	3130 Maybank Hwy	0.34	Vacant Commercial	CC	GB

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property in West Ashley is designated in the Century V Plan as **Suburban Edge** which is a predominately residential context with varying densities and with a few compatible civic and institutional uses. The property on Johns Island is designated in the Century V Plan as **Neighborhood Center** which is characterized by a mix of uses and building types including higher-density residential and higher-intensity commercial uses. Given the existing patterns of development in the surrounding areas of the subject properties the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

711 Savage Rd (West Ashley)

TMS# 3100300061

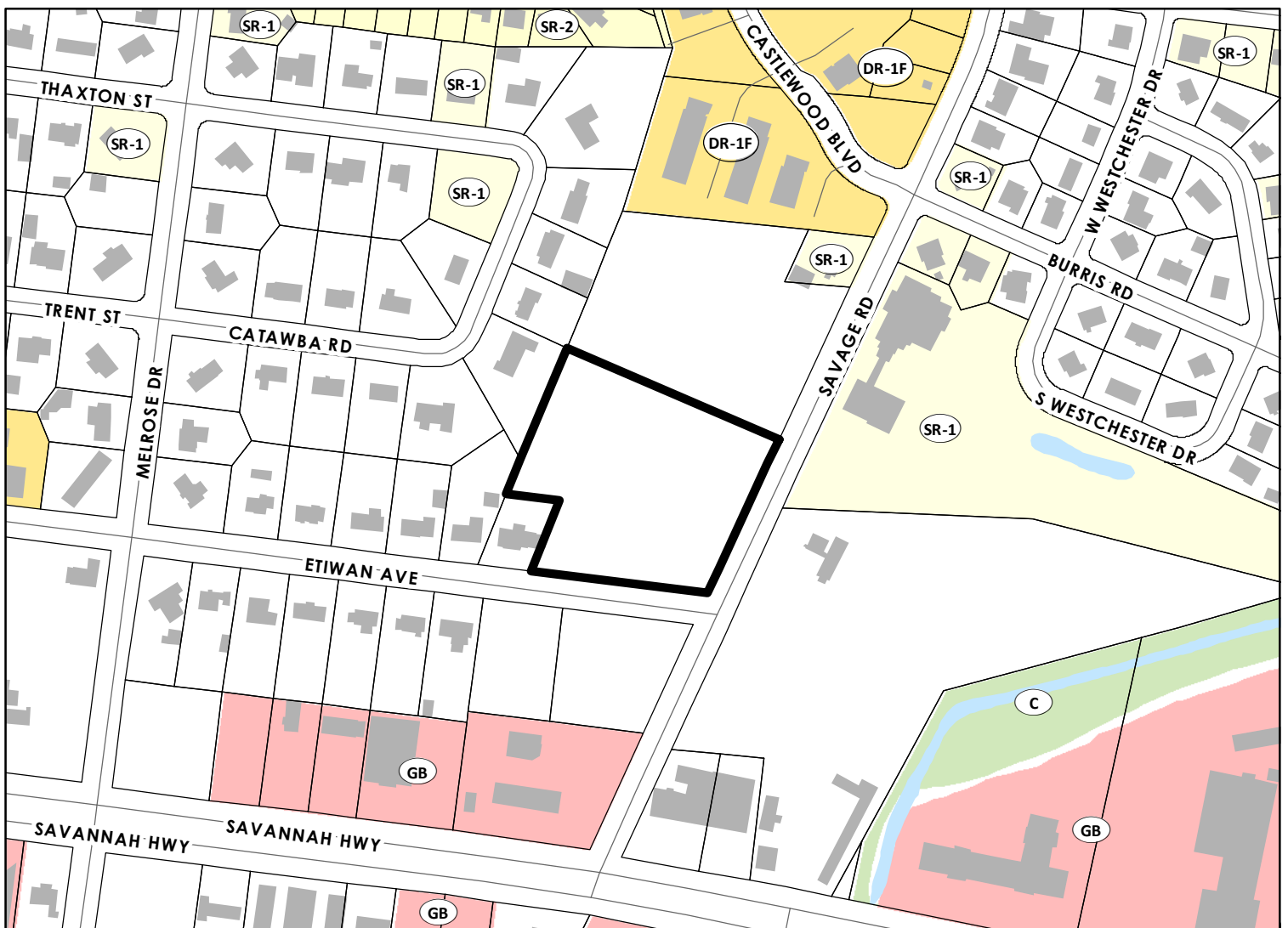
3.17 ac. Request zoning of
Single Family Residential (SR-4).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Macedonia AME Church

Area



Location



Zoning 2

3130 Maybank Hwy (Johns Island)

TMS# 3130000022

0.34 ac.

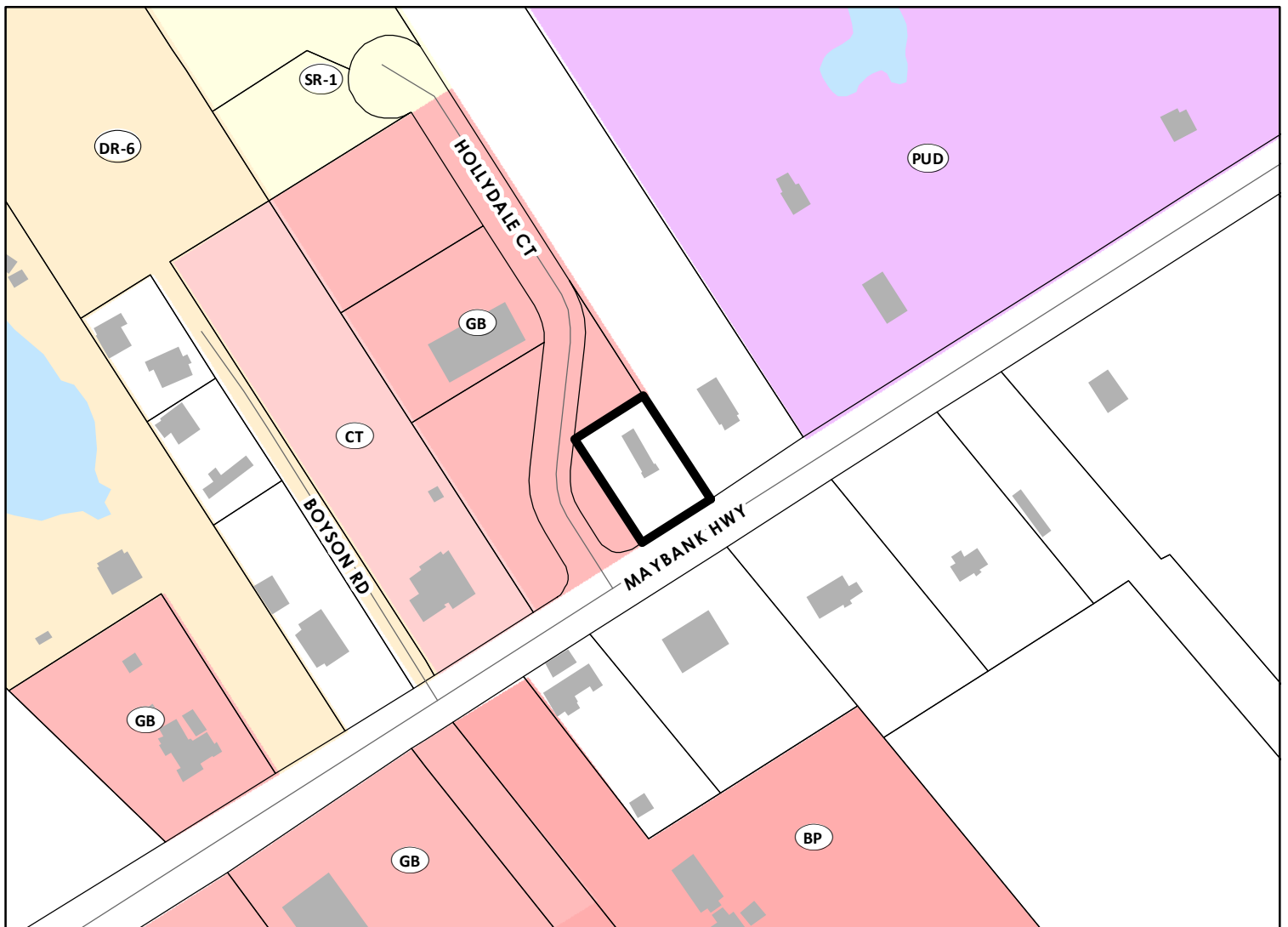
Request zoning of General Business (GB).
Zoned Community Commercial (CC)
in Charleston County.

Owner: Carolina Resort Properties LLC

Area



Location



**CITY OF CHARLESTON
PLANNING COMMISSION**

November 19, 2014

Plan Amendment 1 :

Request approval to amend The Charleston Downtown Plan, adopted by Charleston City Council on November 23, 1999, related to land use recommendations in the midtown area of the peninsula.

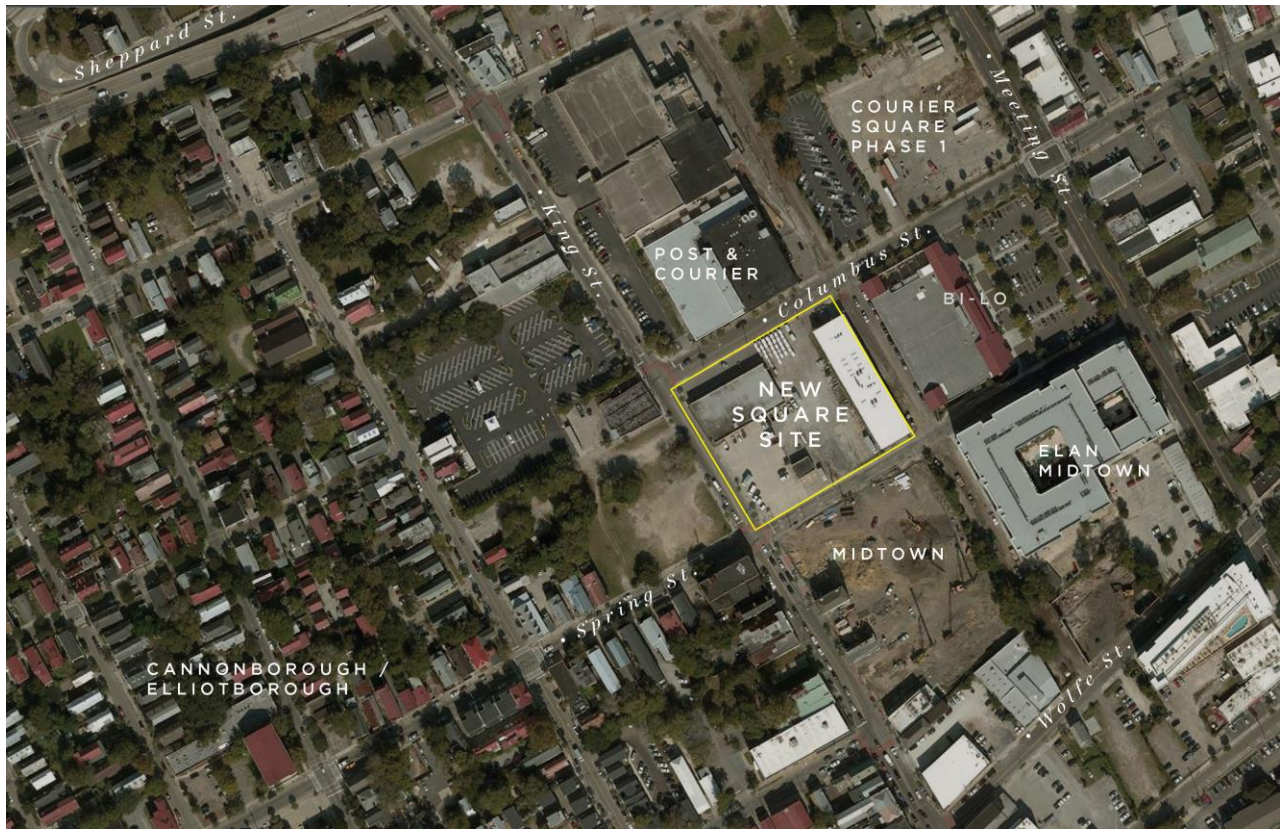
The proposed changes to the Downtown Plan will be to amend Section 9.2-Upper King / Meeting corridor (pages 77-82) to include additional text and images relating to land use and public open space.

A full description of this item will be presented at the Planning Commission meeting.

STAFF RECOMMENDATION

APPROVAL

CHARLESTON DOWNTOWN PLAN PROPOSED IMAGES



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Rezoning 5 :

Shelby Ray Court (Harmony – West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to Planned Unit Development (PUD). The property is a large undeveloped tract located between Glenn McConnell Parkway, Ashley River Road and the CSX Railroad line that parallels Bees Ferry Road. The property is accessed by Shelby Ray Court (off Mary Ader Avenue) on the south side of the property and two road connections to the Canterbury Woods subdivision to the north. The 166 acre tract is surrounded by a wide variety of zonings including PUD (mostly single-family) to the north, Diverse Residential (DR-1) to the east (most apartments and condos), Limited Business (LB) and General Business (GB) to the southeast (multi-family, restaurant, retail, office) and Gathering Place (GP), Light Industrial (LI) and Conservation (C) across the railroad line to the west. The subject property is currently wooded and has a significant amount of marsh and wetlands that gives this property unique challenges and limitations for development.

The proposed PUD includes 91 highland acres and a maximum of 260 residential units (200 detached and 60 attached) and 2 acres of commercial area. The residential density in the proposed PUD is less than 3 units per acre. The proposed commercial area is located on the south side of the property on Shelby Ray Court where there are already a variety of commercial uses.

Because of the significant wetland areas and undevelopable areas, there is a unique opportunity to spread the residential units throughout the entire property and provide a large amount of public open space as amenities and pedestrian/bicycle connections to existing and future trails. The proposed open space is approximately 102 total acres with about 11 acres being usable areas such as trails, amenity center, parks, playgrounds and garden plots. The proposed layout also includes road connections, where feasible, to the adjacent neighborhoods (Shelby Ray Court, Pinehurst Avenue and Wicklowe Drive).

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Suburban Edge**. Areas designated as Suburban Edge are predominantly residential in character and have lower densities than suburban areas. Given the densities and uses of the existing surrounding residential and commercial development, the proposed Planned Unit Development (PUD) is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Rezoning 5

Shelby Ray Court (Harmony – West Ashley)

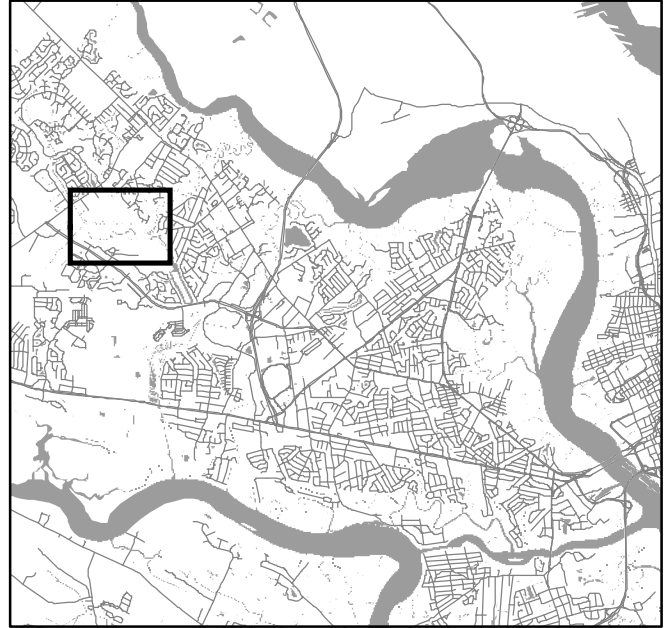
TMS# 3060000003

approx. 166.3 ac.

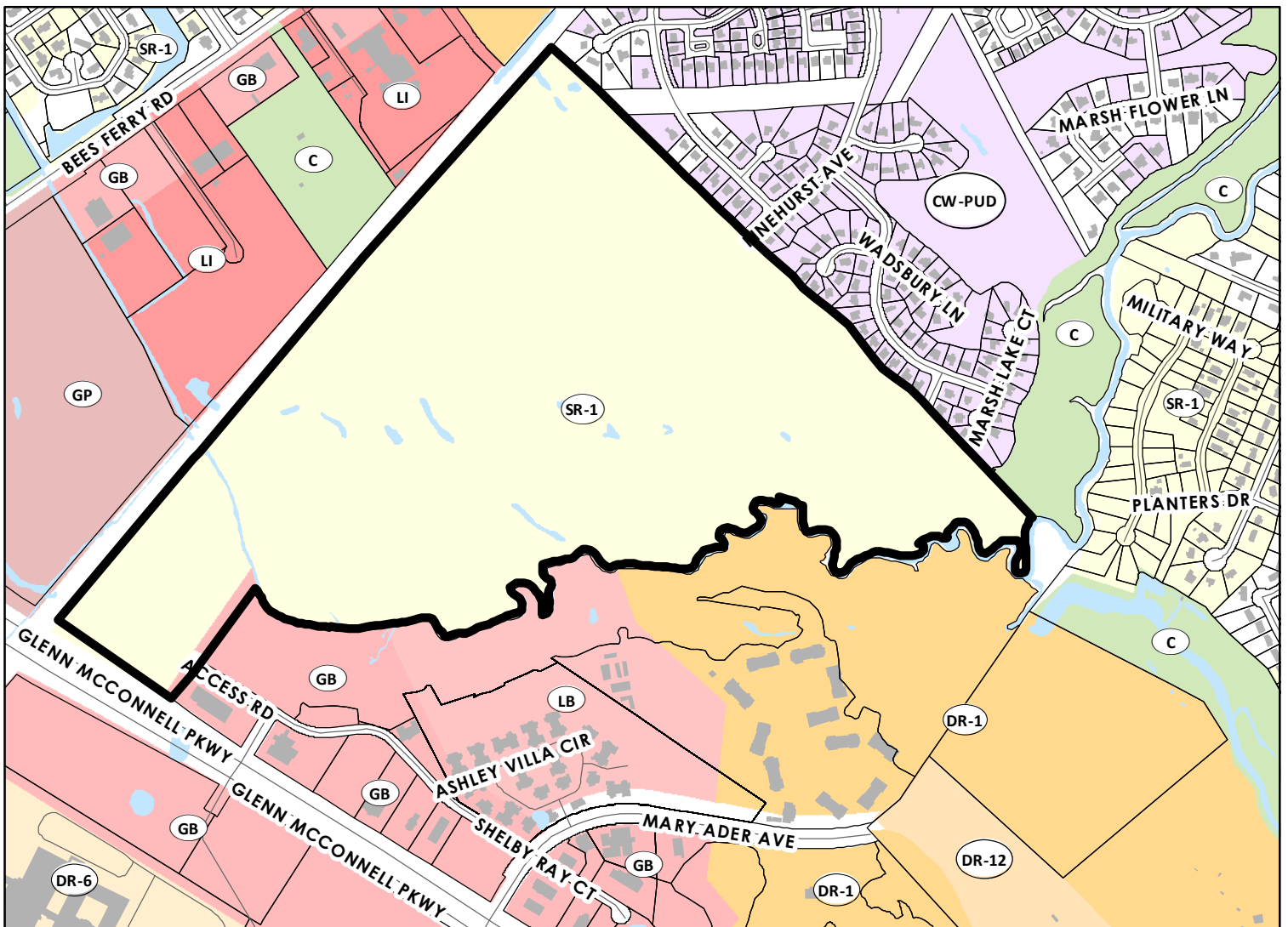
Request rezoning from Single-Family Residential (SR-1)
to Planned Unit Development (PUD).

Owner: Whitfield Construction Company
Applicant: D.R. Horton

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

Zoning 3 :

546 Riverbend Trail & Hwy 41 (Cainhoy)

BACKGROUND

The subject property is pending annexation and the a version of proposed PUD was given first reading approval by Charleston City Council on October 28, 2014.

The proposed Wando Village Planned Unit Development consists of 70.37 contiguous acres located on the north side of the Wando River Bridge on SC Highway 41. The property is currently under the jurisdiction of Berkeley County and zoned as R2 – Manufactured Residential District. The Property is vacant and bounded by SC Highway 41 to the west and northwest, Tuxbury Farm Road to the northeast, and the Wando River to the south and east. The Property is currently accessible from Riverbend Trail. Current conditions indicate that the Property was used as a timber tract at one time.

The property has approximately 2.62 acres of on-site freshwater wetlands, 6.83 acres of critical area, and 50.24 acres of highland. The PUD plan includes a 100 ft buffer along the adjacent Tuxbury Farm Rd and other buffers within and bordering the property. The PUD proposes a maximum of 420 residential units in the form of single-family homes on large lots, small lots or multi-family residential buildings. The mixed-Use areas included in the PUD plan would allow a variety of uses compatible with urban areas such office, retail, restaurant, accommodations, community boat docks, etc.

The proposed open space is approximately 37.5 (53%) total acres with about 5.2 acres being usable areas such as trails, amenity center, parks and playgrounds.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Urban**. Areas designated as Urban can have a wide variety of uses and building types and residential densities (8-12 units per acre) consistent with an urban context of smaller blocks, multi-story buildings and public spaces. Given its proximity to major transportation connections and need for well-managed growth in this area, and that the development is consistent with City, County and regional plans, the proposed Planned Unit Development (PUD) is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH POTENTIAL CONDITIONS TO BE DISCUSSED DURING THE MEETING

Zoning 3

546 Riverbend Trail & Hwy 41 (Cainhoy)

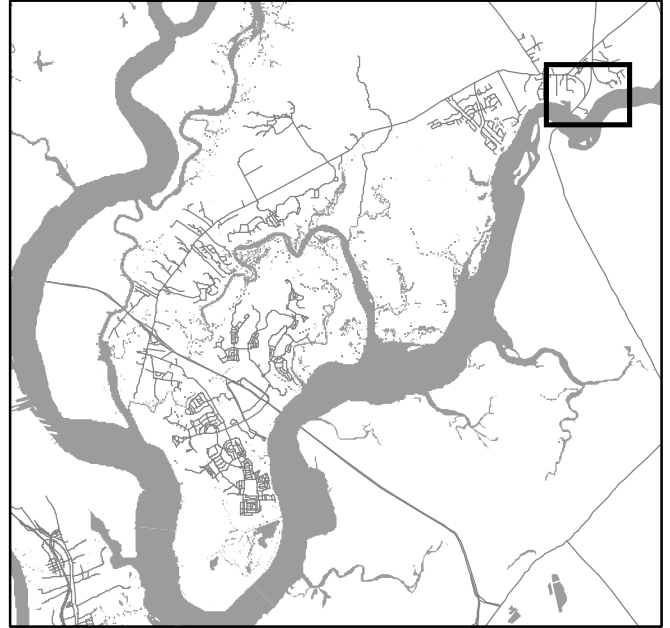
TMS# 2630004001

70.37 ac.

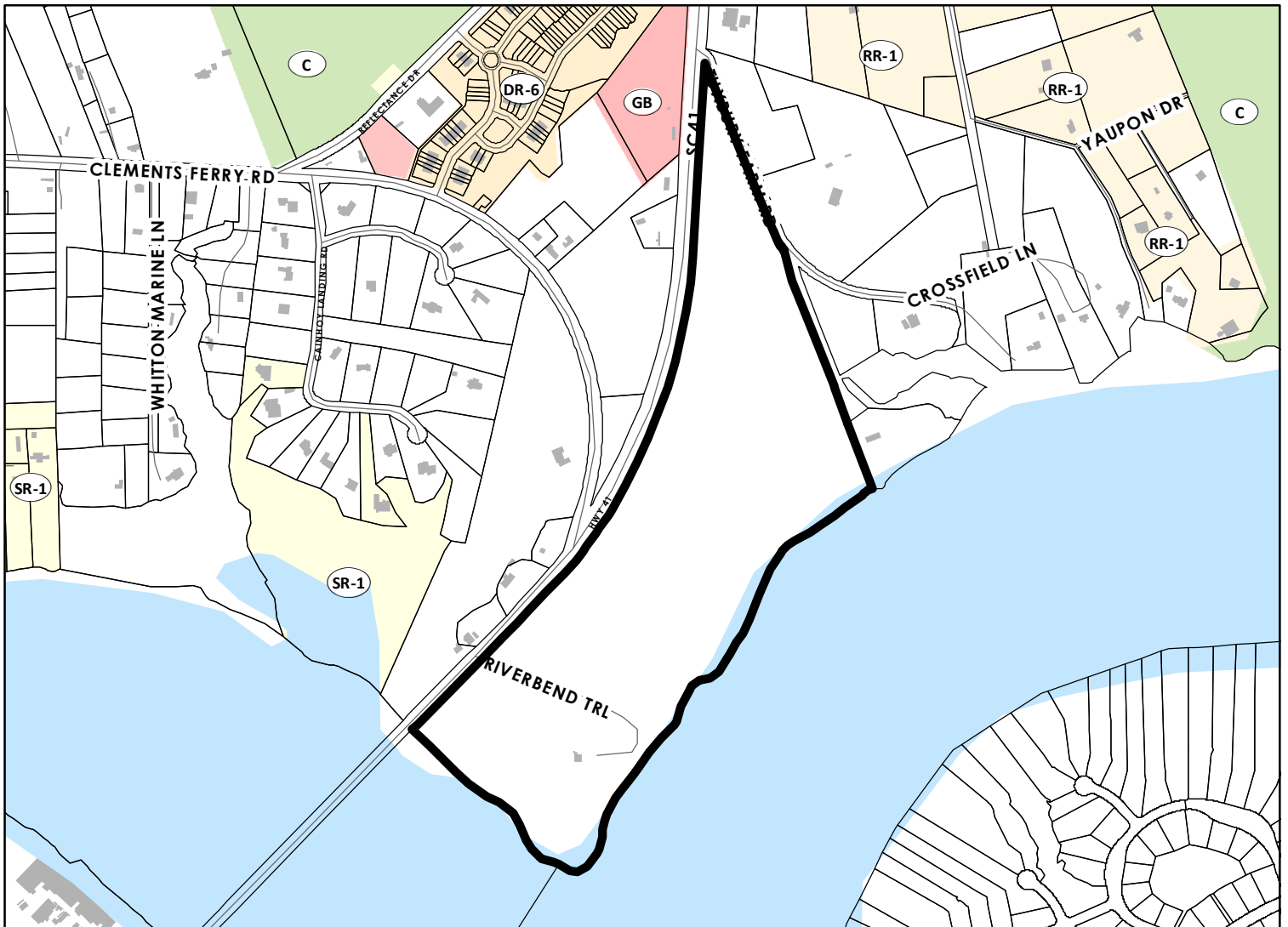
Request zoning of Planned Unit Development (PUD).
Zoned Manufactured Residential (R-2) in Berkeley County.

Owner: Past Time Amusement Company

Area



Location



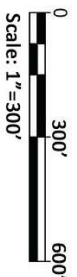


* Calculations, locations, and area designations are conceptual only and based on approximate measurements. Actual calculations to be updated according to approved surveys and plats as development occurs.
 ** Unit distribution by development pod is conceptual in nature. Distribution is subject to change depending upon market conditions so long as the overall PUD density of 416 units is not exceeded.



EXHIBIT 6: LAND USE PLAN

OCTOBER 19, 2014



WANDO VILLAGE PUD
 OWNER: PASTIME AMUSEMENT, INC.
 DEVELOPER: THE BEACH COMPANY

THOMAS & HUTTON
 682 JOHNNIE DODDS BLVD • SUITE 100
 MT. PLEASANT, SC 29464 • 843.849.0200
 WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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CITY OF CHARLESTON PLANNING COMMISSION

November 19, 2014

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **Henry Tecklenburg Drive (West Ashley)** TMS# 3090000262. 4.0 ac. 4 lots. PUD. Preliminary plat pending approval.
2. **Ricefield Extension at Carolina Bay (West Ashley)** TMS# 3070000009. 93.49 ac. 169 lots. SR-6. Preliminary plat pending approval.
3. **Rivers Point Townhomes (James Island)** TMS# 4250700179. 1.3 ac. 16 lots. GB. Preliminary plat pending approval.
4. **Parcel J, Phase 1 (Daniel Island)** TMS# 2750000112. 2.18 ac. 2 lots. DI-GO. Preliminary plat pending approval.
5. **Parcel X, Phase 4 (Daniel Island)** TMS# 2750000117. 2.46 ac. 4 lots. DI-R. Preliminary plat pending approval.
6. **Bees Ferry Road (West Ashley)** TMS# 3010000049. 11.49 ac. 2 lots. GB. Preliminary plat pending approval.
7. **2 Ashton Street (Peninsula)** TMS# 4580102063. 0.12 ac. 2 lots. DR-2F. Preliminary plat approved.
8. **334 Meeting Street (Peninsula)** TMS# 4591303022. 2.18 ac. 2 lots. GB. Preliminary plat pending approval.
9. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Preliminary plat pending approval.
10. **267-273 East Bay Street (Peninsula)** TMS# 4580501071. 0.62 ac. 2 lots. LB. Preliminary plat pending approval.
11. **1965 Camp Road (James Island)** TMS# 3370000085. 2.79 ac. 4 lots. DR-6. Preliminary plat pending approval.
12. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Preliminary plat pending approval.
13. **Bolton's Landing, Parcels 6A-1 & 6A-2 (West Ashley)** TMS# 2860000003. 31.06 ac. 2 lots. SR-1(ND). Preliminary plat approved.

ROAD CONSTRUCTION PLANS

1. **Theresa Drive (James Island)** TMS# 4241000030, 031, 058. 0.55 ac. 8 lots. STR. Road construction plans pending approval.
2. **Parcel BB, Phase 1 (Daniel Island)** TMS# 2770000011. 21.25 ac. 54 lots. DI-R. Road construction plans pending approval.
3. **Carolina Bay, Phases 8C & 8D (West Ashley)** TMS# 3070000100. 13.59 ac. 78 lots. PUD. Road construction plans pending approval.
4. **Ricefield Extension at Carolina Bay (West Ashley)** TMS# 3070000009. 93.49 ac. 169 lots. SR-6. Road construction plans under review.
5. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.81 ac. 44 lots. DR-9. Road construction plans under review.
6. **Parcel J, Phase 1 (Daniel Island)** TMS# 2750000112. 2.18 ac. 2 lots. DI-GO. Road construction plans under review.
7. **Parcel X, Phase 4 (Daniel Island)** TMS# 2750000117. 2.46 ac. 4 lots. DI-R. Road construction plans pending approval.
8. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans under review.
9. **Carolina Bay, Phase 13C (West Ashley)** TMS# 3070000004, 054. 19.43 ac. 19 lots. PUD. Road construction plans under review.